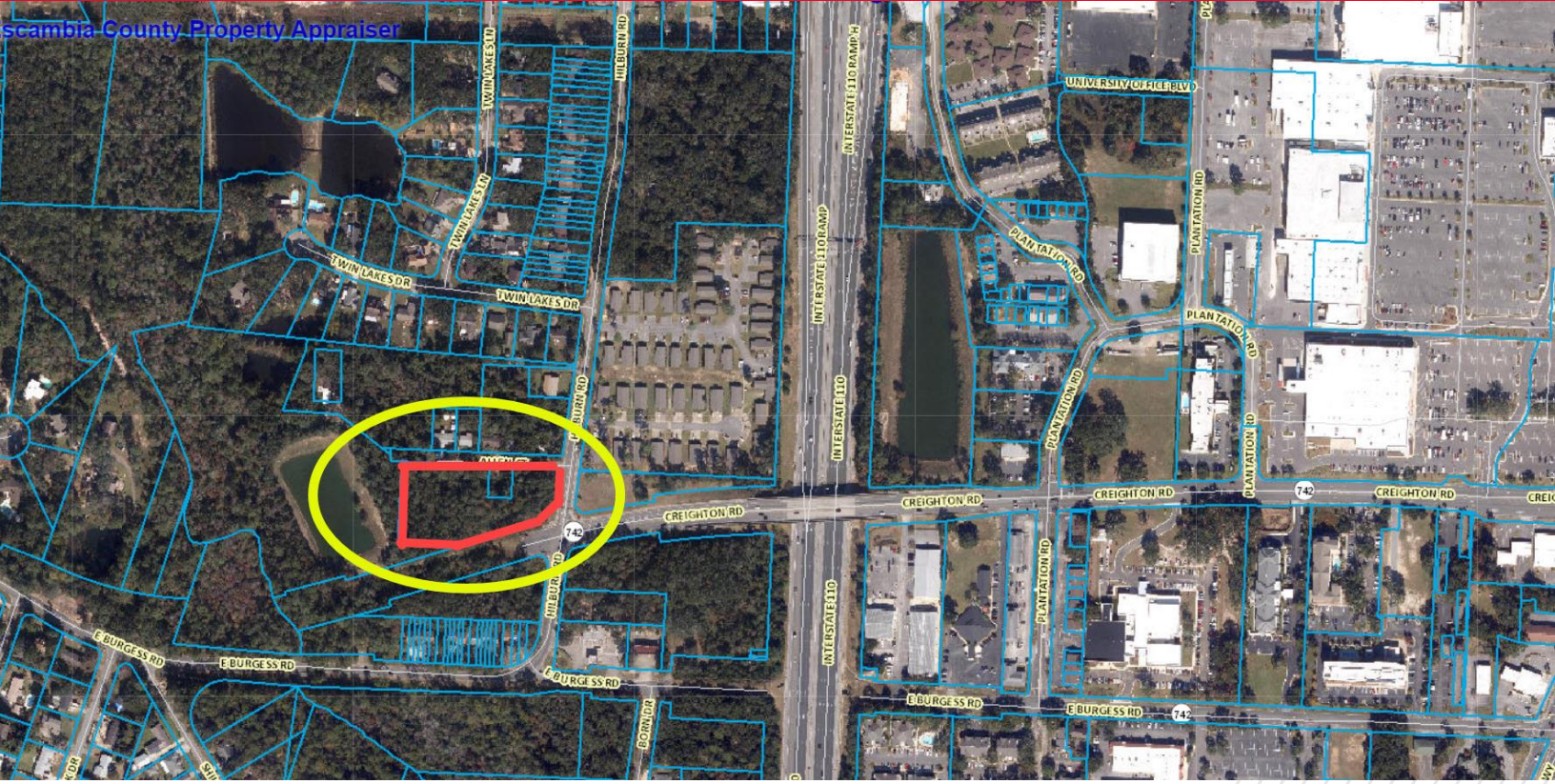


FOR SALE

**466 Creighton Rd
Pensacola, FL 32504**



PROPERTY HIGHLIGHTS

2.54 acres located at the NW Corner of Creighton Rd and Hillburn Rd. .4 miles from the entrance to University Town Plaza (BJ's, Academy, Burlington, Conn's and JC Penney's).

BUILDING SF	N/A	SIGNAGE TYPE	
LAND SF	104,108	1-MILE (POP.)	9,076
YEAR BUILT	N/A	3-MILE (POP.)	72,348
PARKING	TBD	MED. INCOME	\$45,048
TRAFFIC COUNTS	12,600 VPD	SPACE USE	



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466 Creighton Rd Pensacola, FL 32504

2.54 Acres-Near University Town Plaza

Located 0.4 miles west of University Town Plaza at a signaled intersection.

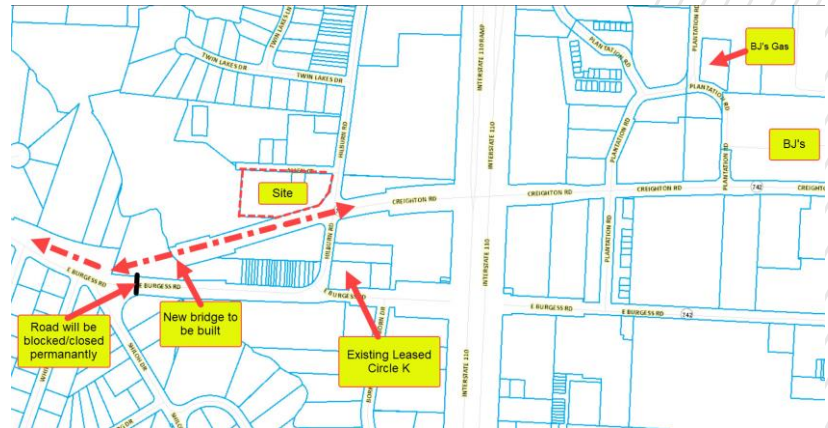
Once the bridge extending Creighton is completed (connecting to Burgess Rd, the traffic will double!

Property consists of two parcels.



LEGAL INFORMATION

TAX PARCEL ID	29-1S-30-3201-000-000
2022 RE TAXES	\$5,698.44
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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